



DEPARTMENT OF PLANNING AND BUILDING

ACCESSIBILITY REQUIREMENTS FOR COMMERCIAL BUILDINGS

City staff has compiled this partial checklist to assist developers with designing buildings in conformance with the present edition of the Building Code. The City of Long Beach assumes no liability or responsibility for the accuracy or completeness of information presented herein. Please note: Numbers within brackets are in reference to UBC sections of the 2001 CBC.

GENERAL

Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications [1103B.1].

SITE ACCESSIBILITY

Site development and grading shall be designed to provide access to all entrances, exterior ground floor exits and to normal path of travel by means of pedestrian ramps or curb ramps [1127B.1].

1. All building entrances and every major junction leading to accessible routes of travel shall display a sign indicating the direction to accessible building entrances. The sign shall display the International symbol of accessibility [1127B.3].
2. Cross slopes of walking surfaces shall not exceed ¼-inch per foot [1128B].

ACCESSIBLE PARKING

1. Each lot or parking structure where parking is provided shall be accessible [1129B.1].
2. In buildings with multiple accessible entrances with adjacent parking areas, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Required accessible parking spaces shall be determined from Table 11B-6 [1129B.1].
3. When less than five parking spaces are provided, one shall be 14' wide and lined to provide a 9' wide parking area and a 5' wide loading and unloading area [1129B.2].
4. At facilities providing medical care and other services for persons with mobility impairments parking spaces shall be provided in accordance with Table 11B-6 [1129B.3]. Accessible parking spaces shall be located as near as practical to a primary entrance [1129B.4].

5. One in every eight accessible spaces, but not less than one, shall be served by an accessible aisle 96" wide minimum and shall be designated van accessible. Van accessible spaces may be grouped on one level of a parking structure [1129B.4.2].
6. In each parking area a bumper or curb shall be provided and so located to prevent encroachment of cars over the required width of walkways. The parking space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own [1129B.4.3].
7. Surface slopes of accessible parking spaces shall not exceed 1 unit vertical to 50 units horizontal (2%) in any direction [1129B.4.4].
8. A reflectorized sign permanently posted immediately adjacent to and visible from each space shall identify each accessible parking space [1129B.5].
9. All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8'2" [1130B].

OUTDOOR OCCUPANCIES

In general outdoor occupancies shall be accessible.

1. Campsites: A minimum of two and no fewer three for each 100 campsites provided shall be accessible by level path or ramp and shall have travel routes with slopes not exceeding 8.33% to sanitary facilities [1132B.2.1].
2. Beaches, picnic areas: Beaches, picnic areas, vista points etc. shall be accessible [1132B.2.2].
3. Boat docks: Boat docks, fishing piers shall be accessible [1132B.2.4].

4. Parking lots: Parking lots shall be provided with accessible parking spaces and with curb cuts leading to adjacent walks, paths or trails [1132B.2.5].

FACILITY ACCESSIBILITY

When a building, or portions of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way [1114B.1.2].

1. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and public streets or sidewalks to the accessible building entrance [1114B.1.2].
3. Where more than one route of travel is provided, all routes shall be accessible [1114B.1.2].
4. Accessible means of egress shall be provided in the same number as required for exits by Chapter 10. When an exit required by Chapter 10 is not accessible, an area for evacuation assistance shall be provided [1114B.2.1].
5. Areas for evacuation assistance shall adjoin an accessible route of travel and shall be one of the following [1114B.2.2]:
 - a. A portion of a stairway landing within a smoke-proof enclosure, complying with Section 1005.3.3
 - b. A portion of an exterior exit balcony when the exterior exit balcony complies with Section 1006.3.
 - c. A portion of a one-hour fire-resistive corridor complying with Section 1004.3.4.
 - d. A vestibule located immediately adjacent to an exit enclosure and constructed to the fire-resistive standards required by Section 1004.3.4.
 - e. A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building by not less than one-hour fire-resistive door assemblies.
 - f. An elevator lobby complying with Section 1114B.2.3.
6. Each area for evacuation assistance shall provide at least two accessible areas that are not less than 30"x48". The area for evacuation shall not encroach on any required exit width [1114B.2.2.2].

7. Each stairway adjacent to an area for evacuation assistance shall have a minimum clear width of 48" between handrails [1114B.2.2.3].
8. A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry [1114B.2.2.4.2].
9. Each area for evacuation assistance shall be identified by a sign, which states AREA FOR EVACUATION ASSISTANCE and the International symbol of accessibility [1114B.2.2.5].
10. In buildings of any height or occupancy designed in accordance with the requirements of Sections 403.1 through 403.10, the area for evacuation assistance may be located in the elevator lobby [1114B.2.3].

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors shall be made accessible to persons with disabilities [1133B.1.1.1.1].
2. Where a pair of doors is provided, at least one of the doors shall provide a clear and unobstructed opening width of 32" [1133B.2.3.1].
3. Revolving doors shall not be used as a required entrance for persons with disabilities [1133B.2.3.3].
4. Regardless of the occupant load, there shall be a level floor or landing on each side of a door. The floor or landing shall not be more than ½" lower than the threshold of the doorway [1133B.2.4, 1133B.2.4.1].
5. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the strike edge for interior doors [1133B.2.4.3].
6. The bottom 10" of all doors except automatic doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheel chair footrest [1133B.2.6].
7. Every corridor and hallway serving an occupant load of 10 or more shall not be less than 44" in width [1133B.3.1].
8. Corridors and hallways that are located on an accessible route and exceed 200' in length shall have a minimum clear width of 60" [1133B.3.2].

9. Stairways shall have handrails on each side, and every stairway required to be more than 88" in width shall have not less than one intermediate handrail for each 88" of required width [1133B.4.1.1].
10. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing [1133B.4.2.2].
11. Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to floor wall or post [1133B.4.2.4].
12. Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail [1133B.4.2.5].
13. The handgrip portion of handrails shall not be less than 1-1/4" nor more than 1-1/2" in cross-sectional dimension [1133B.4.2.6.1].
14. Tactile stair level identification signs shall be located at each floor level landing in all enclosed stairways in buildings two or more stories in height to identify the floor level [1133B.4.3].
15. Stairways shall be marked by a strip of clearly contrasting color at least 2" wide as follows:
 - a. Interior stairs: The upper approach and the lower tread shall be marked.
 - b. Exterior stairs: The upper approach and all treads shall be marked.
16. All tread surfaces shall be slip resistant. Treads shall have smooth, rounded edges. The stair nosing shall not project more than 1-1/2" past the face of the riser below [1133B.4.5.1, 1133B.4.5.2].
17. Open stair risers are not permitted [1133B.4.5.3].
18. The maximum slope of a ramp that serves any exit way or is in the path of travel shall be 1 unit rise in 12 units of horizontal run (8.3%) [1133B.5.3].
19. The cross slope of ramp surfaces shall not be greater than 1 unit vertical in 50 units horizontal (2%) [1133B.5.3.1].
20. Level ramp landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30" of vertical rise and at each change of direction [1133B.5.4.1].

21. Top landings shall be not less than 60" wide and shall have a length of not less than 60". Intermediate and bottom landings shall have a dimension in the direction of ramp run of not less than 72" [1133B.5.4.2, 1133B.5.4.5].
22. Handrails shall be provided on ramps with a slope exceeding 1 unit rise in 20 units horizontal (5%) [1133B.5.5.1].

ELEVATORS AND WHEELCHAIR LIFTS

1. All elevators provided shall be accessible [1116B.1.1].
2. The minimum clear width for elevator doors shall be 36". Doors closed by automatic means shall be provided with a door-reopening device that will function to stop and reopen a car door and adjacent hoist way door in case the door is obstructed while closing [1116B.1.3, 1116B.1.5].
3. The car inside shall allow for the turning of a wheelchair. The minimum clear distance between wall, excluding return panels, shall not be less than 80"x54" for center-opening doors and 68"x54" for side-slide opening doors [1116B.1.7].
4. Identification control buttons for the visually impaired shall be provided [1116B.1.9].
5. A handrail shall be provided on one wall of the car, preferably the rear wall [1116B.1.11].
6. Passenger elevators shall be located near a major path of travel and provisions shall be made to ensure that the elevator remains accessible and usable at all times [1116B.1.16].
7. Special access wheelchair lifts may be provided between levels in lieu of passenger elevators when the vertical distance between landings are as allowed by the State of California, Division of the State Architect, Access Compliance, the Department of Industrial relations, Division of Occupational Safety and Health [1116B.2].
8. Special access wheelchair lifts shall not be used as a component of an exit component in an egress system [1116B.3].

BATHROOMS

1. Where separate facilities are provided for non-disabled persons of each sex, separate facilities shall be provided for persons with disabilities of each sex also [1115B.2].

2. There shall be sufficient space in single accommodation bathroom for a wheelchair measuring 30" wide by 48 long to enter the room and permit the door to close and a clear floor space of at least 5' in diameter.
3. Bathrooms with multiple accommodation toilet facilities shall have the following [1115B.7.1]:
 - a. A clear space measured from the floor to a height of 27" above the floor of sufficient size to inscribe a circle with a diameter not less than 5'. A door, in any position, may encroach into this space by not more than 12".
 - b. Doors shall not swing into the floor space required for any fixture.
 - c. Within a water closet compartment, a water closet fixture shall be located a minimum of 28" clear from a fixture or a minimum of 32" clear from a wall at one side of the water closet. The other side of the water closet shall provide 18" from the centerline of the water closet to the wall. The stall shall be a minimum of 5' wide. Grab bars shall not project more than 3" into the clear specified spaces.
 - d. Water closet compartment shall be equipped with a door that has an automatic-closing device and shall have a clear unobstructed opening width of 32".
4. The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" toilet seat [1115B.2.1].
5. Grab bars shall be located on each side or one side and the back of the accessible water closet.
6. All accessible lavatories shall be mounted with a rim or counter edge no higher than 34" above the finished floor and with a vertical clearance measured from the bottom of the apron of 29" reducing to 27" at a point located 8" back from the front edge. Knee clearance below the lavatory shall extend a minimum of 30" in width by 17" in depth [1115B.2.2.2.1].
7. Accessible drinking fountains shall be a minimum of 18" in depth and shall have a clear and unobstructed knee space under the drinking fountain not less than 27" [1115B.2.1.5.1].
8. Doorways leading to accessible bathrooms shall be identified by the appropriate symbol for men's and women's [1115B.5].
9. Where lockers are provided for the public, clients, employees, etc. at least one locker and not less

than 1% of all lockers shall be made accessible to persons with disabilities [1115B.6.4].

ADDITIONAL ACCESSIBILITY REQUIREMENTS

Group A Occupancies:

1. Assembly areas, conference and meeting rooms shall provide assistive-listening systems for persons with hearing impairments [1104B.2].
2. In auditoriums, assembly halls, theaters and related facilities where seating is provided, there shall spaces for persons using wheelchairs [1104V.3.1].
3. Seating for persons with disabilities shall be accessible from the main lobby or from a primary entrance [1104B.3.2].
4. Accessible seating in places of public amusement and resort, including theaters, concert halls and stadiums, shall be provided in a variety of locations so as to provide persons with disabilities a choice of admission prices otherwise available to members of the general public [1104B.3.3].
5. The number of wheelchair spaces shall be as shown on Table 11B-1. In addition, 1% but not less than one of all fixed seats shall be isle-seats with no armrests on the isle side. Each seat shall be identified [1104B.3.4].
6. Each wheelchair location shall provide a minimum clear floor space as shown in Figure 11B-15 and shall adjoin an egress aisle on at least one side [1104B.3.6].
7. Readily removable seats may be installed in these wheelchair spaces when such spaces are not required to accommodate wheelchair users [1104B.3.7].
8. In addition to spaces provided for wheelchair users, provisions shall be made for semi ambulant individuals [1104B.3.8].
9. Stages enclosed and unenclosed platforms and orchestra pits shall be made accessible to persons with disabilities [1104B.3.11].
10. Customer and employee sides of ticket booths, concession and refreshment sales facilities shall be made accessible [1104B.3.12].
11. Dining, banquet and bar facilities shall be made accessible [1104B.5].

- a. Wheelchair access shall be provided to all areas where each type of functional activity occurs.
 - b. Each dining, banquet and bar area shall have one wheelchair seating space for each 20 seats, with at least one minimum wheelchair seating space per functional area.
 - c. Food service aisles shall be a minimum of 36" of clear width. If self-service shelves are provided, a reasonable portion must be within the ranges shown in Figure 11B-16.
 - d. Access to food preparation areas shall comply with the provisions for entrance doors and doorways in Section 1004, and isles in Sections 1004.3.2.1 and 1004.3.2.2.
12. Sanctuary areas shall be made accessible and wheelchair seating in these areas shall conform to the requirements of Section 1104B.3.1 [1104B.6.2.1].

Group B Occupancies:

1. Group B Occupancies used for assembly purposes, but having an occupant load of less than 50, shall conform to the requirements of Section 1105B, 1107B and 1110B [1105B.2].
2. Areas to be made accessible in business and professional offices include the following [1105B.3.2]:
 - a. Client, visitor and office areas.
 - b. Conference rooms, counseling rooms or cubicles.
 - c. Employee work areas shall have a minimum of 36" wide clear access.
 - d. Professional medical and dental offices shall be accessible and shall comply with Section 1109B.
3. Personal and public service facilities. Accessible areas include [1105B.3.3]:
 - a. Client and visitor areas, office areas and related toilet facilities
 - b. Employee work areas.
 - c. Automated teller machines

Group E Occupancies:

1. Laboratory rooms shall have at least one workstation and at least 5% of all workstations accessible and usable [1106B.2].
2. Teaching facility cubicles, study carrels etc., shall have 5% but not less than one cubicle or carrel in each group made accessible to persons with disabilities [1106B.3].

3. Libraries and general use areas such as those housing card files, book stacks, periodicals, reading areas, information desks, circulation counters, etc., shall be made accessible to persons with disabilities [1106B.4].

Group H Occupancies:

1. Group H Occupancies shall be made accessible, see general requirements listed in Section 1114B.1.1 [1108B.1].
2. Employee work areas shall be accessible by means of a 36" aisle width [1108B.5].
3. Accessible sanitation facilities shall be provided in all H Occupancies [1108B.2].
4. Entrances, ramps, doors, corridors, walks and sidewalks shall comply with accessibility requirements of Section 1133B [1108B.3].

Group I Occupancies:

1. Group I Occupancies shall be accessible. At least one accessible entrance shall be protected from the weather by a canopy or roof overhang. Such entrances shall incorporate a passenger-loading zone [1109B.2].
2. Patient bedrooms and associated toilet facilities shall be made accessible as follows [1109B.3]:
 - a. Long-term-care facilities, including skilled nursing facilities, intermediate care facilities, bed and care and nursing homes shall have at least 50% of patient bedrooms, toilet rooms and all public-use areas accessible.
 - b. General-purpose hospitals, psychiatric facilities and detoxification facilities shall have at least 10% of patient bedrooms and toilets and all public-use areas accessible.
 - c. Hospital and rehabilitation facilities that specialize in treating conditions that affect mobility shall have all patient bedrooms, toilet facilities and public-use areas accessible.
3. Accessible patient bedrooms shall comply with the following [1109B.4]:
 - a. Each bedroom shall have a turning space measuring 5' clear in diameter. In rooms with two beds, it is preferable that this space be located between the beds.
 - b. Each bedroom shall have a minimum clear floor space of 36" along each side of the bed.
 - c. Each bedroom shall have an accessible door that complies with Section 1133B.2

4. Diagnostic and treatment areas and where applicable, at least one dressing room and sanitary facility for each unit or suite shall be made accessible [1109B.6].
5. Waiting areas, offices shall be made accessible [1109B.7].
6. In buildings that house offices and suites of physicians, dentists etc., all such offices or suites shall be made accessible [1109B.8].
2. Structural repair or addition shall include a primary entrance to the building or facility, a primary path of travel to the specific area of alteration, structural repair or addition. These requirements shall also include sanitary facilities, drinking fountains and public telephones serving the area of alteration, repair or addition [1134B.2.1].

Group M Occupancies:

1. General sales, display, office areas and related sanitary facilities serving them shall be made accessible [1110B.1.1].
2. Sales employee workstations shall be located on accessible levels and the customer side of sales or checkout stations shall be accessible [1110B.1.2].
3. Where regular check stands are provided, the number of required accessible check stands shall be determined from Table 11B-2 [1110B.1.3].
4. Where turnstiles and crowd control barriers are utilized for the purpose of providing fully controlled access, a door or gate that is accessible shall be provided adjacent to each turnstile exit or entrance [1133B.2.3.4].
5. Where fitting or dressing rooms are provided for male or female customers, patients, employees or the general public, 5% but never less than one dressing for each type of use in each cluster of dressing rooms shall be accessible [1110B.1.7].
6. The doorway providing access to storage rooms shall not be less than 32" in clear width [1110B.2.2].

ACCESSIBILITY FOR EXISTING BUILDINGS

These provisions apply to renovations, structural repair, alterations and additions to existing buildings.

1. When alterations, structural repairs or additions are made to existing buildings or facilities shall comply with Division I, New Buildings. These requirements shall apply only to the area of specific alteration, structural repair or addition [1134B.2].